

GRASSLANDS/PRAIRIE TRAIL DEVELOPMENT GUIDE AND PLAN

TOWN OF PARKER, COLORADO

I. INTRODUCTION

A. Statement of Purpose

The purpose of this Development Guide and Plan is to establish standards for the development and improvement of the real property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property"), according to the Development Plan, which is attached hereto as **Exhibit B** and incorporated by this reference. The standards contained in this Development Guide and Plan are intended to control the development of the Property and carry out the goals of this planned community.

B. Definitions

Unless otherwise stated herein, all provisions of and definitions found in the Parker Land Development Ordinance shall apply.

II. AUTHORITY

A. Authority

The authority for this Development Guide and Plan is contained in Section 13.04.150 PD-Planned Development of the Parker Municipal Code, as amended.

B. Relationship of Town Regulations

The provisions of this Development Guide and Plan shall apply to the Property, except as otherwise provided herein. The standards outlined in the Development Guide and Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Guide and Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control.

C. Enforcement

The provisions of the Development Guide and Plan relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker.

III. CONTROL PROVISIONS

A. Any buildings or other structures located on the Property shall only be used as provided for in this Development Guide and Plan.

B. The location and bulk of all buildings and other structures built after the effective date of this Development Guide and Plan shall be in conformance with:

1. All applicable standards contained within the Development Guide and Plan; and
2. Any other applicable Town of Parker standards.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

A. Intent

Areas contained within the Development Plan are intended to allow for land use flexibility and versatility and are expected to attract regional distribution warehouses, research and development carriers, regional, community and business services and supporting facilities.

The intent of site plan development within the areas contained in the Development Plan is to orient primary architectural façades toward Chambers Road and the North Frontage Road. Direct view of outside storage areas, loading docks and service activities are intended to be screened from these roadways.

B. Design Review

An architectural review committee, utilizing covenants, conditions and restrictions as well as design guidelines will be established as per the commitments section of this Planned Development. The design standards and architectural guidelines will define specific requirements for building heights, colors, materials, landscaping and overall goals of the land use designation and planning areas. They are intended to provide the tools to help achieve a consistent image for the areas contained within the Planned Development.

C. Principal Uses

The following uses are allowed in compliance with an approved Site Plan.

- Agriculture – Commercial – such as the following: provided loading areas are adequately screened from Chambers Road, the N Frontage Road ROW and the Happy Canyon Creek open space. Livestock yards and feed lots are not allowed
General agricultural uses such as farming and the grazing of livestock is permitted until a site improvement plan for development is approved and construction begins
 - Nurseries
 - Greenhouses
 - Produce sales
 - Sod and Tree Farm
- Animal Hospital and Veterinary Clinic
- Assembly or Light Manufacturing Plant
- Athletic Club – Private/Public
- Congregate care, Convalescent Home, Nursing Home or Retirement Home
- Construction Industries with outdoor storage
- Custom shops and special trade contractors including but not limited to plumbing, electrical heating, air conditioning, cabinet making and printing shops and/or repair shops
- Fire Station
- Golf Course
- Hardware Store/Home Repairs
- Industrial Manufacturing
- Industrial Services

- Medical and Dental Office/Clinic
- Motor Vehicle equipment sales/service/repair, provided
 - a landscaped buffer is provided along the Happy Canyon Creek Open Space
- Office (Professional)
- Office Warehouse or Showroom Warehouse
- Open Space
- Park Playground
- Parking lot – Commercial – for off-site uses such as an RTD Park-N-Ride
- Recreation Facility – Indoor/Outdoor – Public/Private, no motorized vehicles for outdoor use
- Research and Development; Basic and Applied, Experimental and Testing
- Retail Sales/Service
- Sales Office/temporary
- Schools – Private or Public, including colleges or universities and related facilities
 - K-12 are not allowed
- Sheriff's Station
- Telecommunications Facility
- Temporary Structures
- Utility Major Facility
- Utility Service Facility
- Warehouse Distribution Center
- Wells & Pumping Station
- Wholesale Business/General Merchandising

D. Accessory Uses

The following shall be allowed only when a principal use has been established on the lot:

- Employee/Tenant Cafeteria
- Outdoor storage, which shall be screened from the Happy Canyon Creek Open Space. Placement of structures or the use of architectural walls shall be used to screen outdoor storage from the adjacent open space and residential planning area.
- Satellite receiving dishes
- Special Community Events
- Temporary Construction Yards in accordance with the Parker Land Development Ordinance, as amended
- Temporary Structures as an accessory use in accordance with the Parker Land Development Ordinance, as amended

E. Uses permitted by Special Review

The following uses are permitted in accordance with the Use by Special Review and Site Plan sections of the Parker Land Development Ordinance, as amended:

- Water/Wastewater treatment or storage in excess of 5,000 gallons-public or private facility

F. Development Standards for Principal and Accessory Uses

Typical Standards for all Land Use Designations apply unless stipulated below.

Building Height

- Maximum Building Height: 60 feet

Minimum Lot Area

- none

Minimum Structural Setbacks

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line or right-of-way

Abutting a dedicated roadway right-of-way:

- Chambers Road ROW 50 feet
- North Frontage Road ROW 40 feet
- Collector/local/interior dedicated ROW 20 feet

Adjoining:

- Land uses: no setback
- Green Acres Tributary boundary 20 feet
- Happy Canyon Creek boundary 40 feet

Building setbacks from Happy Canyon Creek may be reduced to 20 feet if the architectural character and site design provide a compatible pedestrian environment and/or landscaped buffer along the open space.

- Undeveloped A-1 Districts 40 feet
- Arapahoe County / Dove Valley MU PUD 40 feet

Parking Structures

Parking shall be provided in accordance with the Typical Standards for all Land Use Designations established by this document and the Parker Land Development Ordinance, as amended, except as follows:

- Minimum Setbacks for off-street parking:
 - Chambers Road ROW 20 Feet
 - North Frontage Road ROW 20 Feet
 - Internal Streets 15 Feet
 - Green Acres Tributary 10 Feet
 - Happy Canyon Creek Open Space 20 Feet

EXHIBIT A
LEGAL DESCRIPTION

TRACT C, LOT 1, A PART OF GRASSLANDS DRIVE AND A PART OF UPLAND DRIVE, COMPARK FILING NO. 2, RECORDED AT RECEPTION NO. 00031092, A PART OF UPLAND DRIVE, HIGHFIELD BUSINESS PARK, RECORDED AT RECEPTION NO. 2007041581, LOT 5A, COMPARK FILING NO. 2 – 1ST AMENDMENT, RECORDED AT RECEPTION NO. 00081064, LOTS 4B-1B, 6A-1, AND 6A-2, COMPARK FILING NO. 2 – 6TH AMENDMENT, RECORDED AT RECEPTION NO. 2004122556, AND LOT 3A, COMPARK FILING NO. 2 – 7TH AMENDMENT, RECORDED AT RECEPTION NO. 2005042299, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6A-2;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 6A-2 SOUTH 00°12'05" EAST, A DISTANCE OF 586.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:

1. NORTH 89°56'20" EAST, A DISTANCE OF 2.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 955.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'24", AN ARC LENGTH OF 175.68 FEET TO THE WESTERLY LINE OF THE COMPARK VILLAGE ANNEXATION – SERIAL NO. II, RECORDED AT RECEPTION NO. 2007018439 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 10°36'04" EAST, A DISTANCE OF 90.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT C AND THE WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE SAID COMPARK FILING NO. 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES:

1. SOUTH 57°03'06" EAST, A DISTANCE OF 33.22 FEET;
2. SOUTH 13°30'08" EAST, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 320.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'08", AN ARC LENGTH OF 225.46 FEET;

4. TANGENT TO SAID CURVE SOUTH 26°52'01" WEST, A DISTANCE OF 314.11 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT C;
5. CONTINUING SOUTH 26°52'01" WEST, A DISTANCE OF 98.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°07'29", AN ARC LENGTH OF 448.92 FEET;
7. TANGENT TO SAID CURVE SOUTH 71°59'30" WEST, A DISTANCE OF 44.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4B-1B;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 4B-1B NORTH 00°12'05" WEST, A DISTANCE OF 888.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 4B-1B;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRASSLANDS DRIVE SOUTH 89°56'20" WEST, A DISTANCE OF 655.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 3A THE FOLLOWING (2) COURSES:

1. SOUTH 00°00'00" EAST, A DISTANCE OF 529.36 FEET;
2. SOUTH 89°47'55" WEST, A DISTANCE OF 352.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°12'05" EAST, A DISTANCE OF 523.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING (2) COURSES:

1. NORTH 89°47'55" EAST, A DISTANCE OF 694.73 FEET;
2. SOUTH 59°57'50" EAST, A DISTANCE OF 44.04 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF PRAIRIE TRAIL DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 360.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°53'26" EAST;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID PRAIRIE TRAIL DRIVE THE FOLLOWING (7) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'19", AN ARC LENGTH OF 189.79 FEET;
2. TANGENT TO SAID CURVE SOUTH 00°05'45" EAST, A DISTANCE OF 72.42 FEET;

3. SOUTH 05°36'53" WEST, A DISTANCE OF 50.25 FEET;
4. SOUTH 00°05'45" EAST, A DISTANCE OF 73.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 365.00 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'32", AN ARC LENGTH OF 194.14 FEET;
6. TANGENT TO SAID CURVE SOUTH 30°22'46" WEST, A DISTANCE OF 16.46 FEET;
7. SOUTH 75°22'46" WEST, A DISTANCE OF 26.87 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 1 THE FOLLOWING (4) COURSES:

1. NORTH 59°37'14" WEST, A DISTANCE OF 103.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 645.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°06'53", AN ARC LENGTH OF 350.27 FEET;
3. TANGENT TO SAID CURVE SOUTH 89°15'54" WEST, A DISTANCE OF 145.80 FEET;
4. NORTH 45°28'06" WEST, A DISTANCE OF 27.03 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 89°54'45" WEST, A DISTANCE OF 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID UPLAND DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES:

1. NORTH 00°12'05" WEST, A DISTANCE OF 280.00 FEET;
2. NORTH 05°30'33" EAST, A DISTANCE OF 50.25 FEET;
3. NORTH 00°12'05" WEST, A DISTANCE OF 1166.89 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID HIGHFIELD BUSINESS PARK;

THENCE ACROSS GRASSLANDS DRIVE NORTH 00°19'52" WEST, A DISTANCE OF 104.07 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF UPLAND DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINES OF SAID UPLAND DRIVE THE FOLLOWING (3) COURSES:

1. NORTH 00°04'29" EAST, A DISTANCE OF 21.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $49^{\circ}59'41''$, AN ARC LENGTH OF 13.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 55.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $138^{\circ}27'54''$, AN ARC LENGTH OF 132.92 FEET TO THE WESTERLY LINE OF SAID LOT 5A;

THENCE ALONG SAID WESTERLY LINE NORTH $00^{\circ}03'40''$ WEST, A DISTANCE OF 438.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 5A;

THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 5A, 6A-1, AND 6A-2 THE FOLLOWING (3) COURSES:

1. NORTH $89^{\circ}40'35''$ EAST, A DISTANCE OF 57.41 FEET;
2. NORTH $89^{\circ}40'04''$ EAST, A DISTANCE OF 250.59 FEET;
3. NORTH $89^{\circ}40'04''$ EAST, A DISTANCE OF 1100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 45.376 ACRES, (1,976,586 SQUARE FEET), MORE OR LESS.

GRASSLANDS/PRAIRIE TRAIL PLANNED DEVELOPMENT

DEVELOPMENT PLAN

LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION

TRACT C, LOT 1, A PART OF GRASSLANDS DRIVE AND A PART OF UPLAND DRIVE, COMPARK FILING NO. 2, RECORDED AT RECEPTION NO. 00031092, A PART OF UPLAND DRIVE, HIGHFIELD BUSINESS PARK, RECORDED AT RECEPTION NO. 2007041581, LOT 5A, COMPARK FILING NO. 2 –1ST AMENDMENT, RECORDED AT RECEPTION NO. 00081064, LOTS 4B–1B, 6A–1, AND 6A–2, COMPARK FILING NO. 2 –6TH AMENDMENT, RECORDED AT RECEPTION NO. 2004122556, AND LOT 3A, COMPARK FILING NO. 2 –7TH AMENDMENT, RECORDED AT RECEPTION NO. 2005042299, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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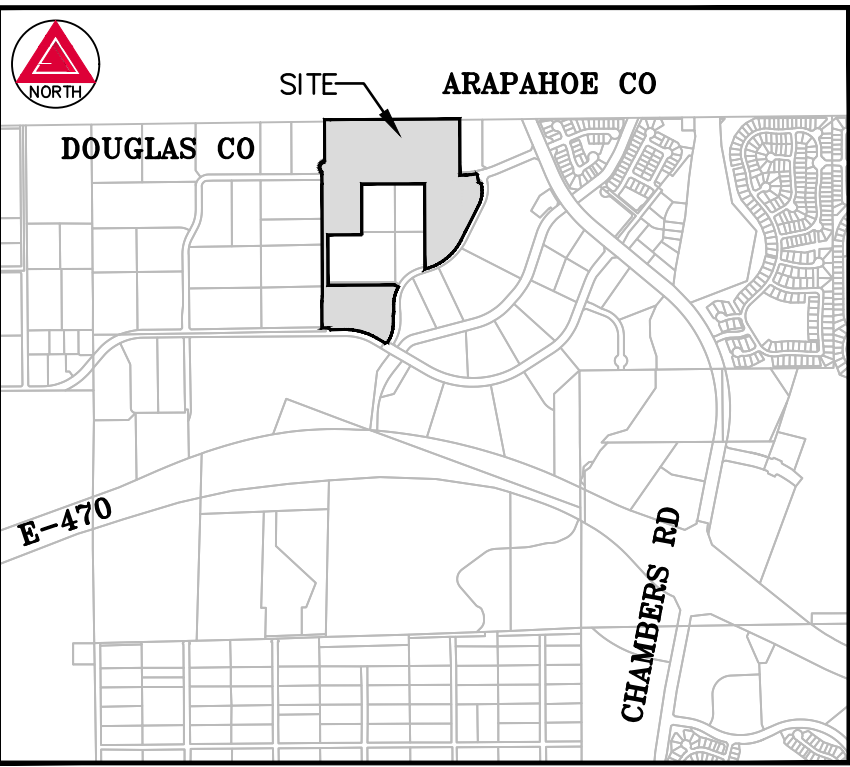
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VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION CONTINUED

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CONTAINING AN AREA OF 45.376 ACRES, (1,976,586 SQUARE FEET), MORE OR LESS.

PLANNING COMMISSION ACCEPTANCE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON

_____, 2018.

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
OF THE TOWN OF PARKER PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, DEAN E. CATES, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.



DEAN E. CATES
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TOWN COUNCIL ACCEPTANCE

ACCEPTED BY THE PARKER TOWN COUNCIL THIS _____ DAY OF

_____, 2018.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF

_____ 2018 A.D., AT _____

A.M./P.M. AND WAS RECORDED AT

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

SCALE 1"=200'		TOWN DEC		DATE 2/28/18	
REVISION DESCRIPTION					
BY					
DATE					
GRASSLANDS/PRAIRIE TRAIL PLANNED DEVELOPMENT S6, T6S, R66W, SIXTH PM DOUGLAS COUNTY, COLORADO PREPARED FOR THE TOWN OF PARKER 20120 E. MAIN STREET, PARKER, CO 80138					
AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com					
SHEET 1		OF 2 SHEETS			
24918-04 JOB NO.					

GRASSLANDS/PRAIRIE TRAIL PLANNED DEVELOPMENT

DEVELOPMENT PLAN

LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 2

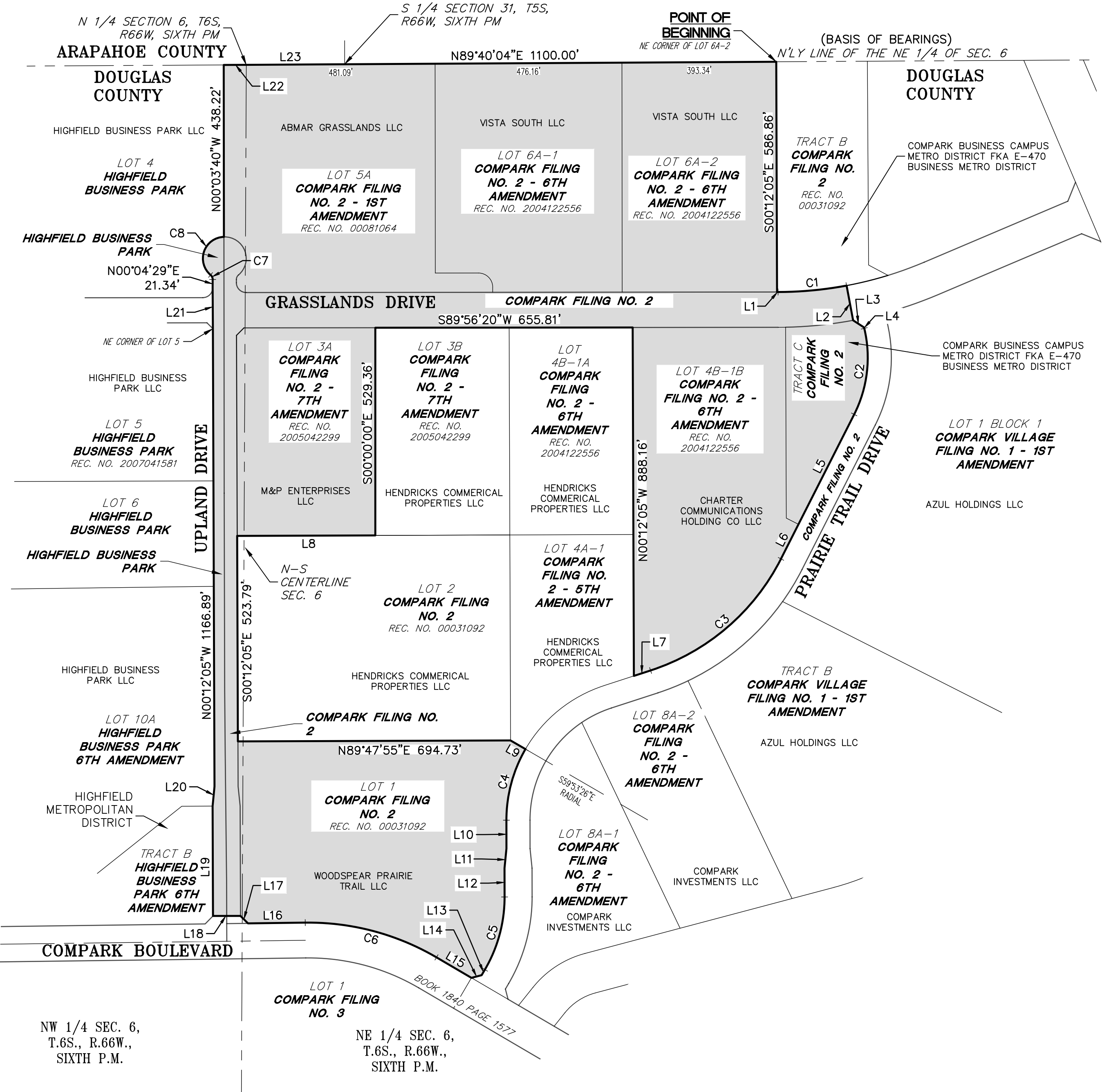
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°56'20"E	2.54'
L2	S10°36'04"E	90.00'
L3	S57°03'06"E	33.22'
L4	S13°30'08"E	2.50'
L5	S26°52'01"W	314.11'
L6	S26°52'01"W	98.69'
L7	S71°59'30"W	44.75'
L8	S89°47'55"W	352.06'
L9	S59°57'50"E	44.04'
L10	S00°05'45"E	72.42'
L11	S05°36'53"W	50.25'
L12	S00°05'45"E	73.21'
L13	S30°22'46"W	16.46'
L14	S75°22'46"W	26.87'
L15	N59°37'14"W	103.25'
L16	S89°15'54"W	145.80'
L17	N45°28'06"W	27.03'
L18	S89°54'45"W	70.00'
L19	N00°12'05"W	280.00'
L20	N05°30'33"E	50.25'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N00°19'52"W	104.07'
L22	N89°40'35"E	57.41'
L23	N89°40'04"E	250.59'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°32'24"	955.00'	175.68'
C2	40°22'08"	320.00'	225.46'
C3	45°07'29"	570.00'	448.92'
C4	30°12'19"	360.00'	189.79'
C5	30°28'32"	365.00'	194.14'
C6	31°06'53"	645.00'	350.27'
C7	49°59'41"	15.00'	13.09'
C8	138°27'54"	55.00'	132.92'

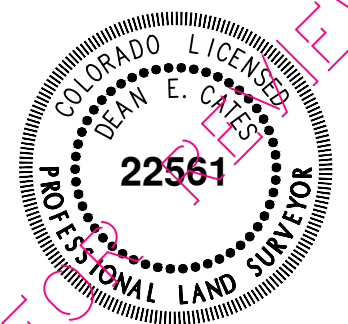
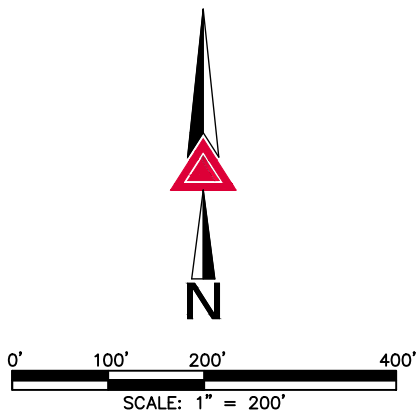
LEGEND

	DEVELOPMENT PLAN AREA
	LOT OR PARCEL LINE
	ROW LINE
	SECTION LINE



GENERAL NOTES

1. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING NORTH 89°40'04" EAST, AS SHOWN ON THE RECORDED PLAT OF COMPAK FILING NO. 2 RECORDED AT RECEPTION NO. 00031092 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
4. THIS MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.
5. THIS MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
6. THE PROPOSED ZONING OF THE PARCEL SHOWN HEREON IS PD - PLANNED DEVELOPMENT.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE 1"=200'	DATE 2/28/18
BY JRW	DATE 2/28/18
REVISION DESCRIPTION	DATE
300 East Mineral Ave., Suite 1 Littleton, Colorado, 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
AZTEC CONSULTANTS, INC.	
GRASSLANDS/PRAIRIE TRAIL PLANNED DEVELOPMENT S6, T6S, R66W, SIXTH PM DOUGLAS COUNTY, COLORADO	THE TOWN OF PARKER 20120 E. MAIN STREET, PARKER, CO 80138
SHEET 2	SHEETS 2
24918-04	JOB NO.